HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Edmonton CMA

Date Released: April 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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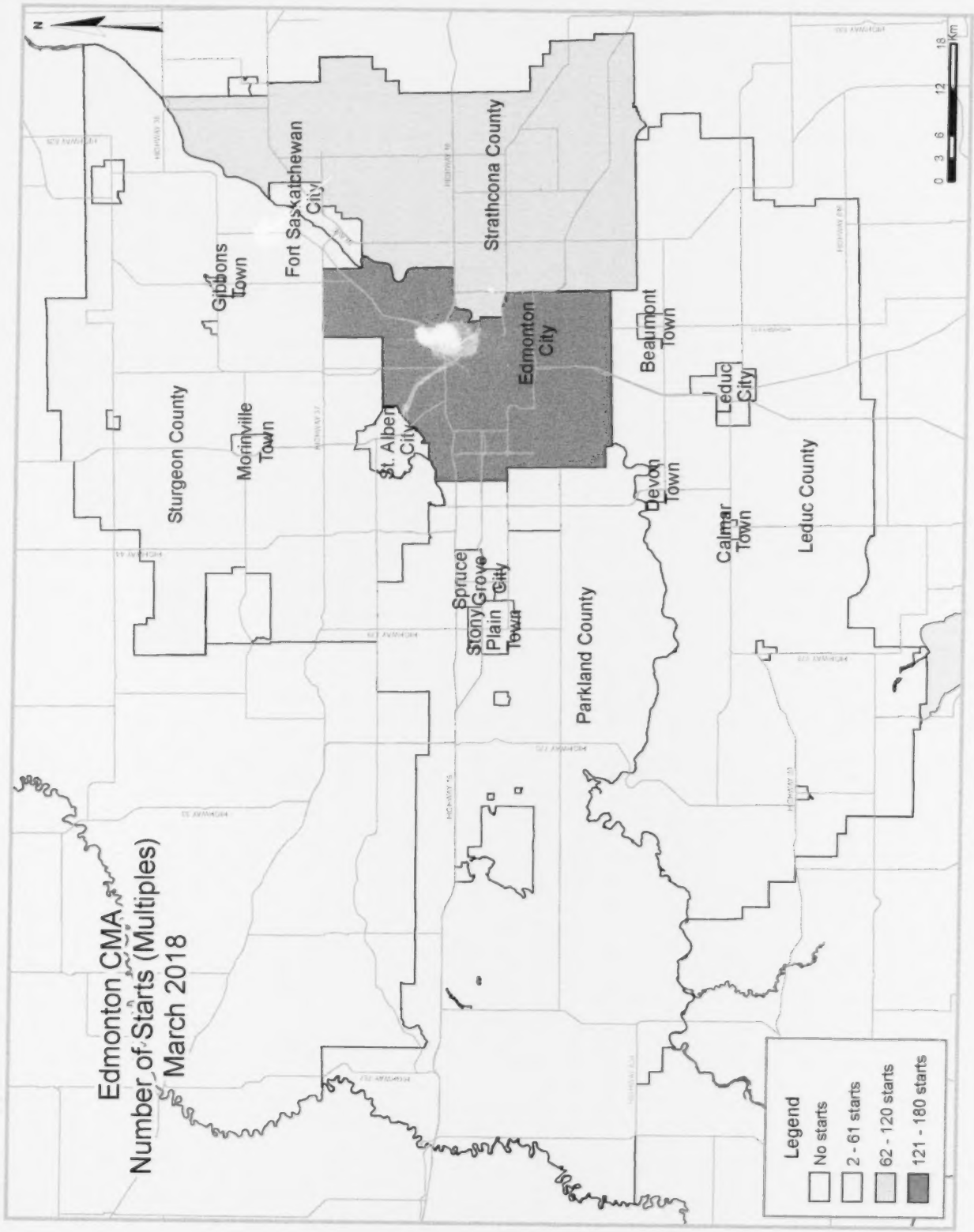
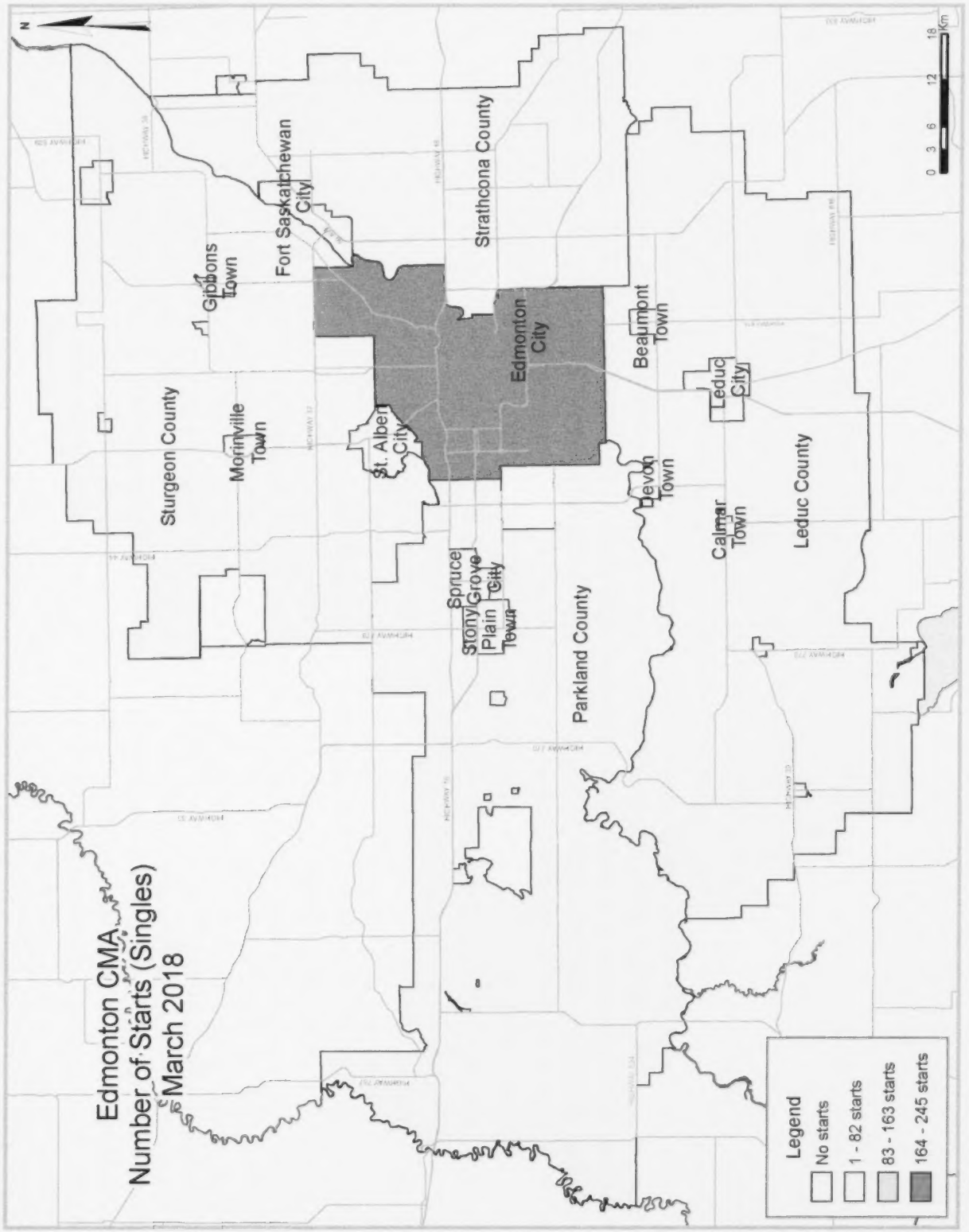
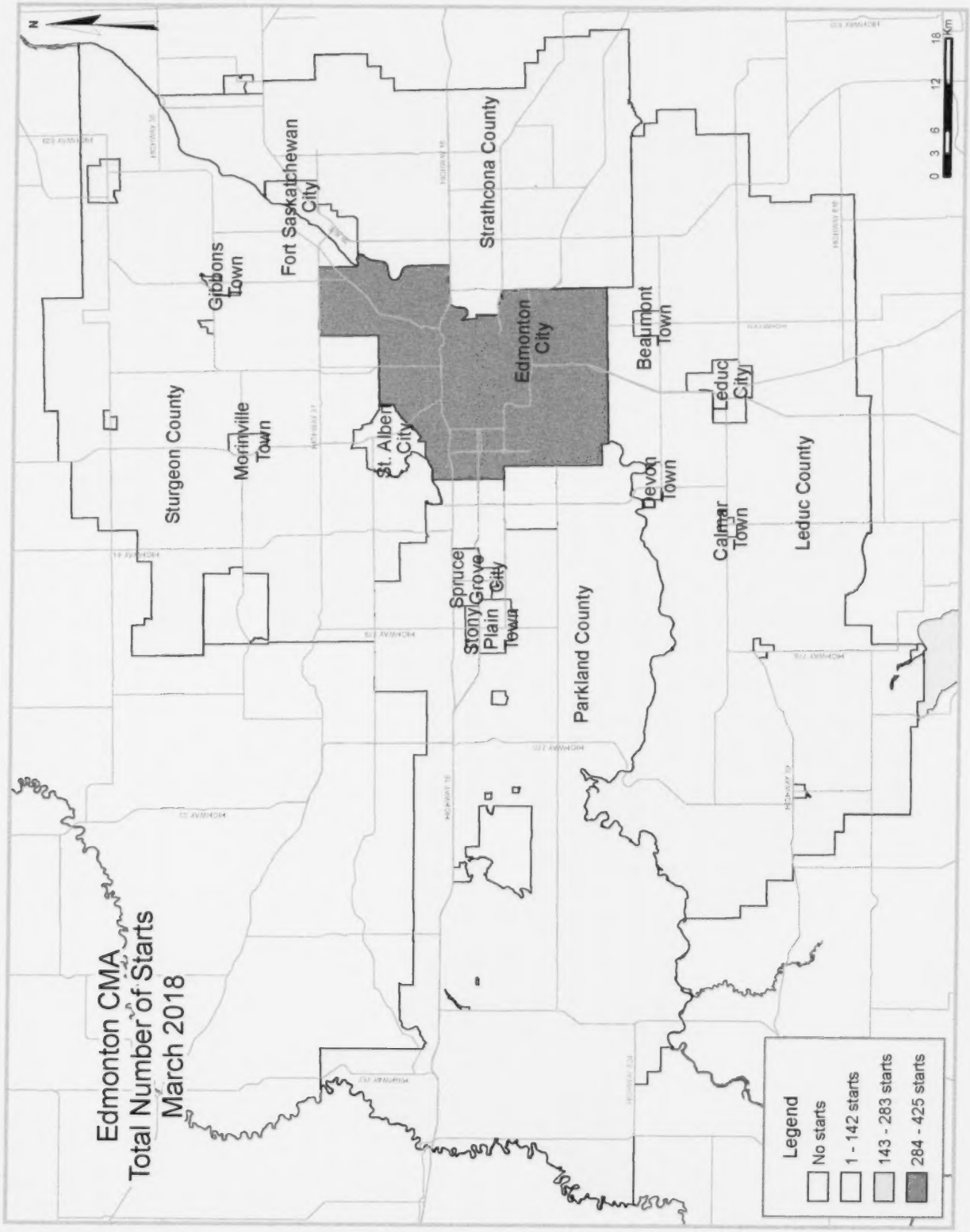
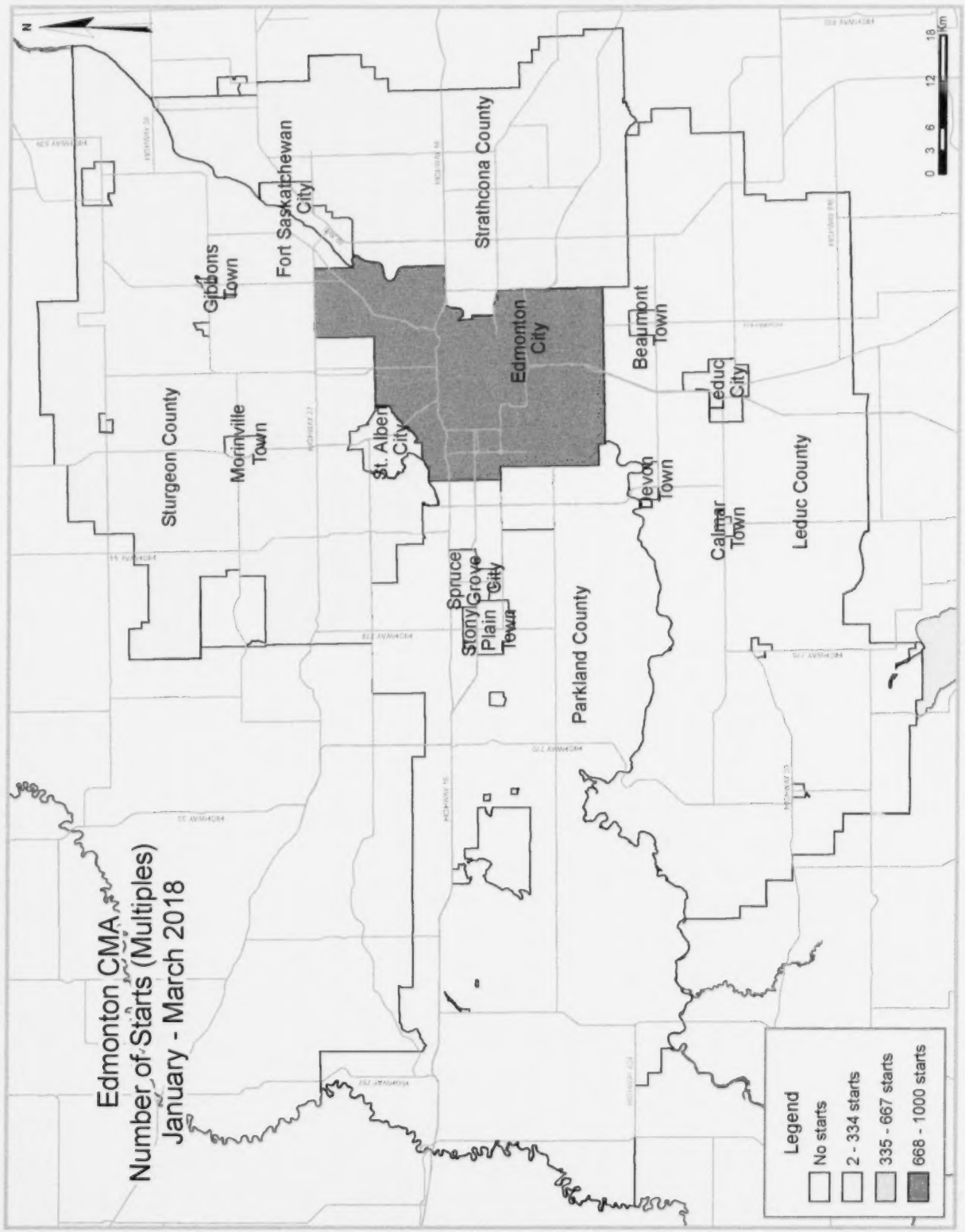
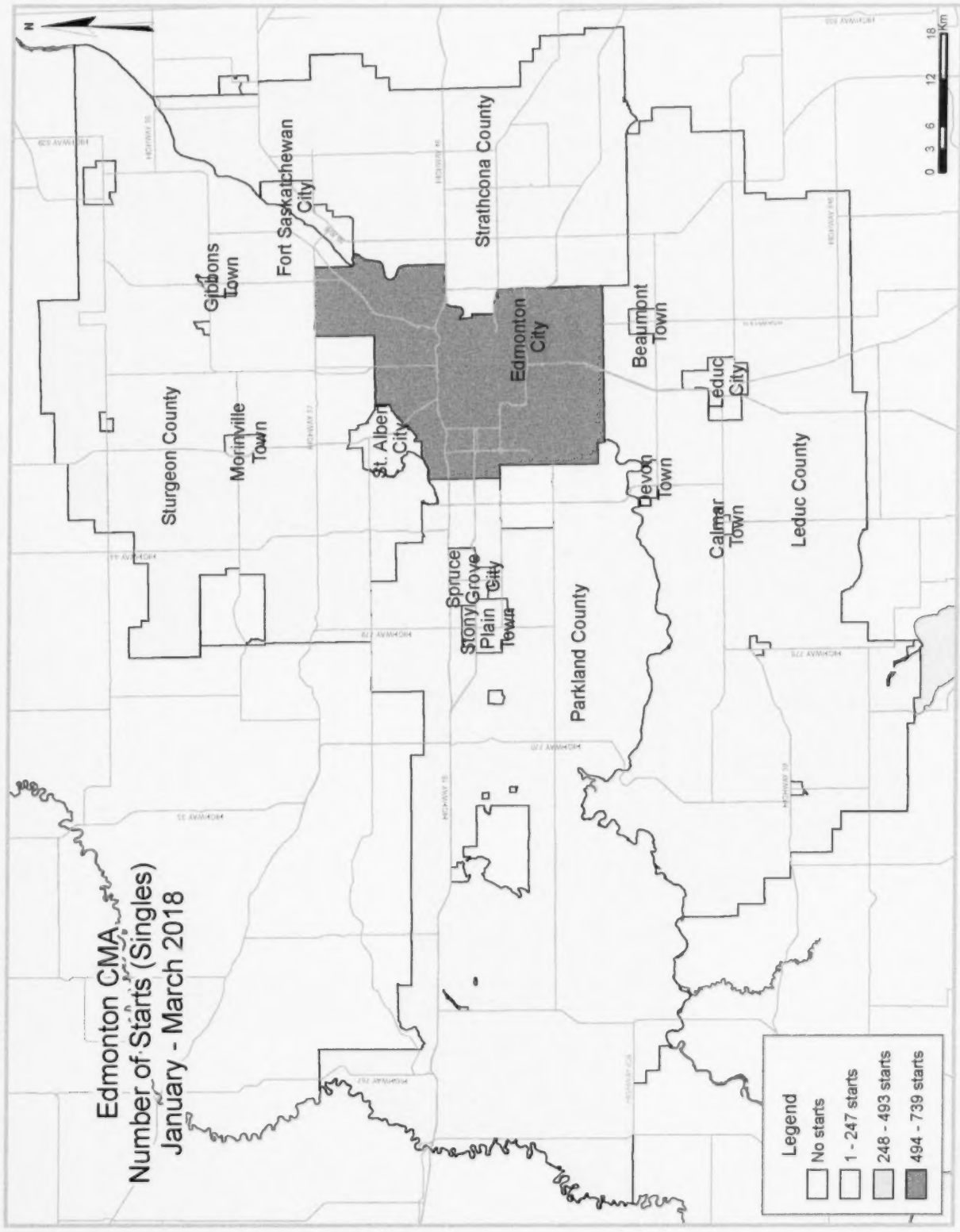
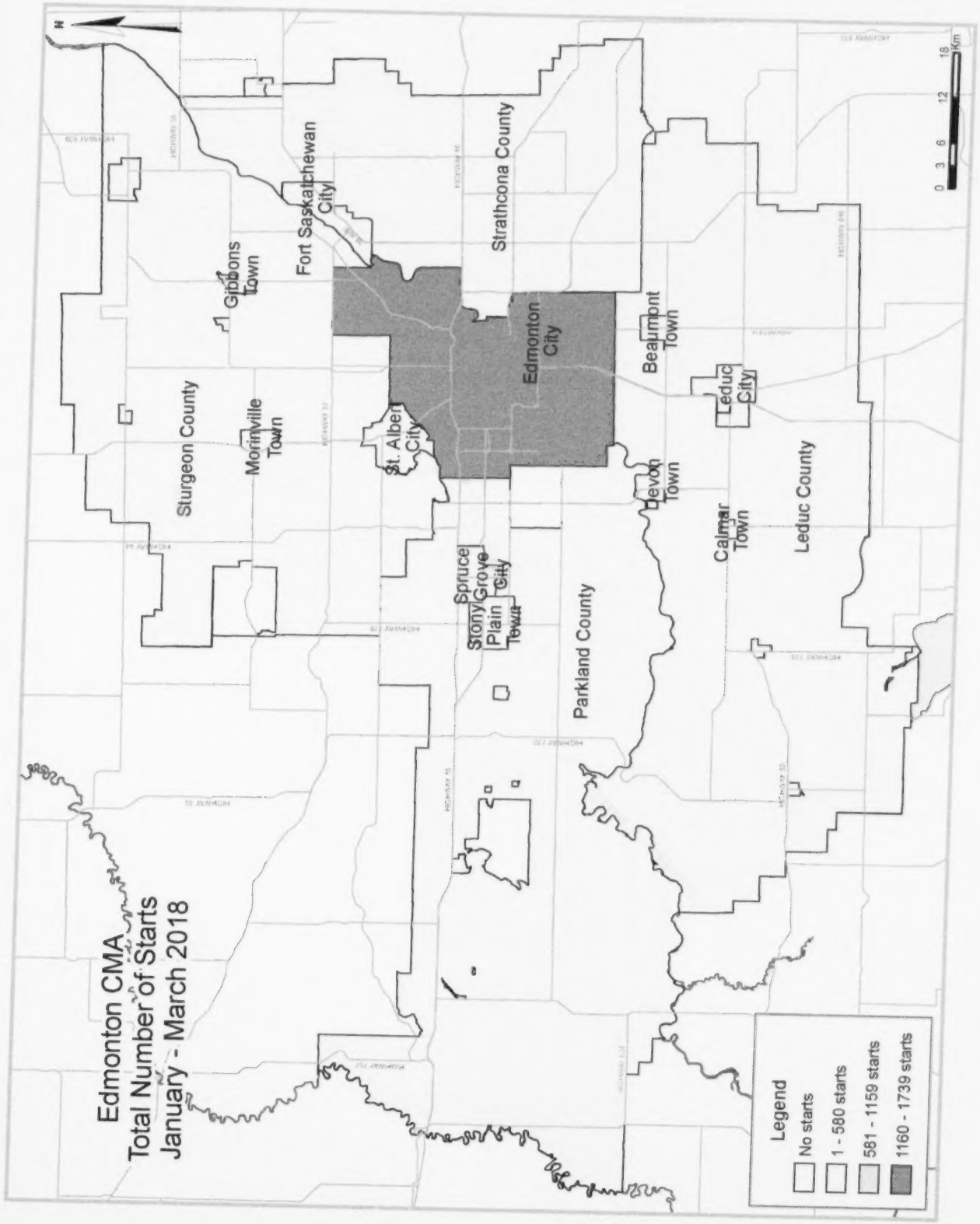

Edmonton CMA
Number of Starts (Multiples)
March 2018
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 61 starts
62 - 120 starts
121 - 180 starts


Edmonton CMA
Number of Starts (Singles)
March 2018
N
0 3 6 12 18 Km
Legend
No starts
1 - 82 starts
83 - 163 starts
164 - 245 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
March 2018
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 142 starts
143 - 283 starts
284 - 425 starts


Edmonton CMA
Number of Starts (Multiples)
January - March 2018
Legend
No starts
2 - 334 starts
335 - 667 starts
668 - 1000 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - March 2018
N
0 3 6 12 18 Km
Legend
No starts
1 - 247 starts
248 - 493 starts
494 - 739 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - March 2018
Legend
No starts
1 - 580 starts
581 - 1159 starts
1160 - 1739 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2018		
Edmonton CMA[1]	February 2018	March 2018
Trend[2]	10,385	9,702
SAAR	10,718	8,435
	March 2017	March 2018
Actual		
March - Single-Detached	280	368
March - Multiples	880	280
March - Total	1,160	648
January to March - Single-Detached	872	1,012
January to March - Multiples	1,842	1,188
January to March - Total	2,714	2,200

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2018	368	98	70	0	35	62	0	15	648
March 2017	279	114	25	1	103	327	8	303	1,160
% Change	31.9	-14.0	180.0	-100.0	-66.0	-81.0	-100.0	-95.0	-44.1
Year-to-date 2018	1,012	382	216	0	249	111	3	227	2,200
Year-to-date 2017	870	424	83	2	156	682	30	467	2,714
% Change	16.3	-9.9	160.2	-100.0	59.6	-83.7	-90.0	-51.4	-18.9
UNDER CONSTRUCTION									
March 2018	2,964	1,086	553	5	586	2,865	116	1,983	10,158
March 2017	2,782	1,170	334	8	628	3,072	181	1,851	10,026
% Change	6.5	-7.2	65.6	-37.5	-6.7	-6.7	-35.9	7.1	1.3
COMPLETIONS									
March 2018	338	110	54	0	36	28	8	0	574
March 2017	280	132	22	0	32	45	0	0	511
% Change	20.7	-16.7	145.5	n/a	12.5	-37.8	n/a	n/a	12.3
Year-to-date 2018	1,235	380	160	0	248	247	20	46	2,336
Year-to-date 2017	873	424	105	1	124	368	0	579	2,474
% Change	41.5	-10.4	52.4	-100.0	100.0	-32.9	n/a	-92.1	-5.6
COMPLETED & NOT ABSORBED									
March 2018	830	378	111	4	176	767	n/a	n/a	2,266
March 2017	600	348	90	2	153	918	n/a	n/a	2,111
% Change	38.3	8.6	23.3	100.0	15.0	-16.4	n/a	n/a	7.3
ABSORBED									
March 2018	298	118	49	0	35	25	n/a	n/a	525
March 2017	276	144	19	0	43	35	n/a	n/a	517
% Change	8.0	-18.1	157.9	n/a	-18.6	-28.6	n/a	n/a	1.5
Year-to-date 2018	1,105	362	132	0	170	270	n/a	n/a	2,039
Year-to-date 2017	855	423	96	2	155	198	n/a	n/a	1,729
% Change	29.2	-14.4	37.5	-100.0	9.7	36.4	n/a	n/a	17.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2018	245	72	58	0	35	0	0	15	425
March 2017	195	86	22	0	99	327	8	303	1,040
Beaumont Town									
March 2018	12	2	0	0	0	0	0	0	14
March 2017	9	0	3	0	0	0	0	0	12
Devon Town									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	2	2	0	0	0	0	0	0	4
Fort Saskatchewan City									
March 2018	5	2	8	0	0	0	0	0	15
March 2017	8	4	0	0	2	0	0	0	14
Leduc City									
March 2018	35	8	0	0	0	0	0	0	43
March 2017	13	4	0	0	0	0	0	0	17
Leduc County									
March 2018	2	0	0	0	0	0	0	0	2
March 2017	2	0	0	0	0	0	0	0	2
Morinville Town									
March 2018	1	0	0	0	0	0	0	0	1
March 2017	3	0	0	0	0	0	0	0	3
Parkland County									
March 2018	9	0	0	0	0	0	0	0	9
March 2017	5	0	0	0	0	0	0	0	5
Spruce Grove City									
March 2018	15	4	4	0	0	0	0	0	23
March 2017	12	6	0	0	0	0	0	0	18
St. Albert City									
March 2018	18	2	0	0	0	0	0	0	20
March 2017	7	4	0	0	0	0	0	0	11
Stony Plain Town									
March 2018	3	0	0	0	0	0	0	0	3
March 2017	5	4	0	0	0	0	0	0	9
Strathcona County									
March 2018	13	6	0	0	0	62	0	0	81
March 2017	12	4	0	1	2	0	0	0	19
Sturgeon County									
March 2018	5	2	0	0	0	0	0	0	7
March 2017	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
March 2018	5	0	0	0	0	0	0	0	5
March 2017	2	0	0	0	0	0	0	0	2
First Nations									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2018	368	98	70	0	35	62	0	15	648
March 2017	279	114	25	1	103	327	8	303	1,160

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2018	2,019	774	419	5	504	2,291	45	1,668	7,725
March 2017	1,908	786	266	6	527	2,845	80	1,515	7,933
Beaumont Town									
March 2018	105	30	12	0	0	22	0	0	169
March 2017	150	12	3	0	0	0	0	0	165
Devon Town									
March 2018	5	8	0	0	0	32	0	0	45
March 2017	5	10	0	0	0	32	0	0	47
Fort Saskatchewan City									
March 2018	46	44	32	0	4	0	0	0	126
March 2017	47	68	16	0	6	0	0	0	137
Leduc City									
March 2018	119	48	41	0	17	0	0	0	225
March 2017	88	46	6	0	21	0	0	0	161
Leduc County									
March 2018	48	0	0	0	0	0	0	0	48
March 2017	61	2	0	0	0	0	0	0	63
Morinville Town									
March 2018	24	2	0	0	0	0	0	0	26
March 2017	21	12	0	0	0	0	0	0	33
Parkland County									
March 2018	92	0	0	0	0	0	0	0	92
March 2017	85	2	0	0	0	0	0	0	87
Spruce Grove City									
March 2018	65	74	12	0	19	0	0	0	170
March 2017	97	94	0	0	30	0	30	0	251
St. Albert City									
March 2018	102	44	13	0	21	395	0	315	890
March 2017	78	56	13	0	21	127	0	164	459
Stony Plain Town									
March 2018	28	6	0	0	0	12	71	0	117
March 2017	34	30	0	0	0	12	71	0	147
Strathcona County									
March 2018	206	54	19	0	21	113	0	0	413
March 2017	134	52	26	2	23	56	0	172	465
Sturgeon County									
March 2018	79	2	0	0	0	0	0	0	81
March 2017	56	0	0	0	0	0	0	0	56
Remainder of the CMA									
March 2018	26	0	5	0	0	0	0	0	31
March 2017	18	0	4	0	0	0	0	0	22
First Nations									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2018	2,964	1,086	553	5	586	2,865	116	1,983	10,158
March 2017	2,782	1,170	334	8	628	3,072	181	1,851	10,026

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2018	230	82	50	0	32	28	0	0	422
March 2017	211	100	18	0	29	45	0	0	403
Beaumont Town									
March 2018	25	4	0	0	0	0	0	0	29
March 2017	7	4	0	0	0	0	0	0	11
Devon Town									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
March 2018	1	0	0	0	0	0	0	0	1
March 2017	4	10	4	0	0	0	0	0	18
Leduc City									
March 2018	18	2	0	0	0	0	0	0	20
March 2017	12	10	0	0	0	0	0	0	22
Leduc County									
March 2018	4	2	0	0	0	0	0	0	6
March 2017	6	0	0	0	0	0	0	0	6
Morinville Town									
March 2018	3	0	0	0	0	0	0	0	3
March 2017	0	0	0	0	0	0	0	0	0
Parkland County									
March 2018	19	0	0	0	0	0	0	0	19
March 2017	4	0	0	0	0	0	0	0	4
Spruce Grove City									
March 2018	12	14	4	0	0	0	8	0	38
March 2017	2	0	0	0	0	0	0	0	2
St. Albert City									
March 2018	5	6	0	0	0	0	0	0	11
March 2017	8	2	0	0	0	0	0	0	10
Stony Plain Town									
March 2018	2	0	0	0	0	0	0	0	2
March 2017	2	0	0	0	0	0	0	0	2
Strathcona County									
March 2018	11	0	0	0	4	0	0	0	15
March 2017	14	4	0	0	3	0	0	0	21
Sturgeon County									
March 2018	7	0	0	0	0	0	0	0	7
March 2017	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
March 2018	1	0	0	0	0	0	0	0	1
March 2017	1	2	0	0	0	0	0	0	3
First Nations									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2018	338	110	54	0	36	28	8	0	574
March 2017	280	132	22	0	32	45	0	0	511

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2018	529	238	77	3	147	572	n/a	n/a	1,566
March 2017	365	215	56	2	113	691	n/a	n/a	1,442
Beaumont Town									
March 2018	38	3	0	0	0	0	n/a	n/a	41
March 2017	23	9	0	0	0	3	n/a	n/a	35
Devon Town									
March 2018	2	0	0	0	0	0	n/a	n/a	2
March 2017	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
March 2018	32	20	8	0	1	0	n/a	n/a	61
March 2017	21	24	6	0	4	0	n/a	n/a	55
Leduc City									
March 2018	54	22	10	0	5	0	n/a	n/a	91
March 2017	28	12	14	0	1	0	n/a	n/a	55
Leduc County									
March 2018	7	2	0	0	0	0	n/a	n/a	9
March 2017	12	0	0	0	0	0	n/a	n/a	12
Morinville Town									
March 2018	11	3	0	0	0	0	n/a	n/a	14
March 2017	4	1	0	0	0	0	n/a	n/a	5
Parkland County									
March 2018	7	0	0	0	0	0	n/a	n/a	7
March 2017	9	0	0	0	0	0	n/a	n/a	9
Spruce Grove City									
March 2018	51	52	2	0	5	18	n/a	n/a	128
March 2017	42	38	9	0	3	37	n/a	n/a	129
St. Albert City									
March 2018	35	14	3	0	2	164	n/a	n/a	218
March 2017	35	30	0	0	10	164	n/a	n/a	239
Stony Plain Town									
March 2018	15	9	2	0	0	0	n/a	n/a	26
March 2017	26	8	2	0	2	0	n/a	n/a	38
Strathcona County									
March 2018	39	15	5	1	15	13	n/a	n/a	88
March 2017	25	9	3	0	20	23	n/a	n/a	80
Sturgeon County									
March 2018	1	0	0	0	0	0	n/a	n/a	1
March 2017	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
March 2018	9	0	4	0	1	0	n/a	n/a	14
March 2017	5	2	0	0	0	0	n/a	n/a	7
First Nations									
March 2018	0	0	0	0	0	0	n/a	n/a	0
March 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
March 2018	830	378	111	4	176	767	n/a	n/a	2,266
March 2017	600	348	90	2	153	918	n/a	n/a	2,111

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2018	205	82	44	0	26	16	n/a	n/a	373
March 2017	195	113	14	0	32	34	n/a	n/a	388
Beaumont Town									
March 2018	20	3	1	0	0	1	n/a	n/a	25
March 2017	3	6	0	0	0	0	n/a	n/a	9
Devon Town									
March 2018	0	0	0	0	0	0	n/a	n/a	0
March 2017	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
March 2018	6	4	0	0	0	0	n/a	n/a	10
March 2017	9	7	2	0	0	0	n/a	n/a	18
Leduc City									
March 2018	13	3	0	0	0	0	n/a	n/a	16
March 2017	15	4	1	0	3	0	n/a	n/a	23
Leduc County									
March 2018	2	1	0	0	0	0	n/a	n/a	3
March 2017	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
March 2018	1	1	0	0	0	0	n/a	n/a	2
March 2017	1	1	0	0	0	0	n/a	n/a	2
Parkland County									
March 2018	19	0	0	0	0	0	n/a	n/a	19
March 2017	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
March 2018	10	12	4	0	0	3	n/a	n/a	29
March 2017	5	3	2	0	1	1	n/a	n/a	12
St. Albert City									
March 2018	5	4	0	0	1	0	n/a	n/a	10
March 2017	7	3	0	0	2	0	n/a	n/a	12
Stony Plain Town									
March 2018	2	2	0	0	0	0	n/a	n/a	4
March 2017	3	2	0	0	2	0	n/a	n/a	7
Strathcona County									
March 2018	7	6	0	0	8	5	n/a	n/a	26
March 2017	16	5	0	0	3	0	n/a	n/a	24
Sturgeon County									
March 2018	7	0	0	0	0	0	n/a	n/a	7
March 2017	9	0	0	0	0	0	n/a	n/a	9
Remainder of the CMA									
March 2018	1	0	0	0	0	0	n/a	n/a	1
March 2017	3	0	0	0	0	0	n/a	n/a	3
First Nations									
March 2018	0	0	0	0	0	0	n/a	n/a	0
March 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
March 2018	298	118	49	0	35	25	n/a	n/a	525
March 2017	276	144	19	0	43	35	n/a	n/a	517

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	5,023	1,846	683	5	677	2,088	67	1,046	11,435
% Change	16.1	-3.5	43.2	-44.4	-12.5	44.5	-41.7	7.0	13.9
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	% Change
Edmonton City	245	195	72	92	93	123	15	630	425	1,040	-59.1
Beaumont Town	12	9	2	0	0	3	0	0	14	12	16.7
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	2	0	2	0	0	0	0	0	4	-100.0
Fort Saskatchewan City	5	8	2	6	8	0	0	0	15	14	7.1
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	35	13	8	4	0	0	0	0	43	17	152.9
Leduc County	2	2	0	0	0	0	0	0	2	2	0.0
Morinville Town	1	3	0	0	0	0	0	0	1	3	-66.7
Parkland County	9	5	0	0	0	0	0	0	9	5	80.0
Spruce Grove City	15	12	4	6	4	0	0	0	23	18	27.8
St. Albert City	18	7	2	4	0	0	0	0	20	11	81.8
Stony Plain Town	3	5	0	4	0	0	0	0	3	9	-66.7
Strathcona County	13	13	6	6	0	0	62	0	81	19	**
Sturgeon County	5	4	2	0	0	0	0	0	7	4	75.0
Remainder of the CMA	3	1	0	0	0	0	0	0	3	1	200.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	368	280	98	124	105	126	77	630	648	1,160	-44.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	739	643	300	324	425	220	275	985	1,739	2,172	-19.9
Beaumont Town	31	39	6	4	3	3	0	0	40	46	-13.0
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	1	2	0	2	0	0	0	0	1	4	-75.0
Fort Saskatchewan City	7	15	8	20	12	0	0	0	27	35	-22.9
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	52	27	16	12	4	6	0	0	72	45	60.0
Leduc County	7	9	0	0	0	0	0	0	7	9	-22.2
Morinville Town	4	9	0	4	0	0	0	0	4	13	-69.2
Parkland County	16	14	0	2	0	0	0	0	16	16	0.0
Spruce Grove City	35	29	12	24	12	0	0	0	59	53	11.3
St. Albert City	41	23	20	12	0	4	1	164	62	203	-69.5
Stony Plain Town	11	8	2	4	0	0	0	0	13	12	8.3
Strathcona County	51	36	22	30	6	22	62	0	141	88	60.2
Sturgeon County	10	14	2	0	0	0	0	0	12	14	-14.3
Remainder of the CMA	5	3	0	0	0	0	0	0	5	3	66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,012	872	388	438	462	255	338	1,149	2,200	2,714	-18.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Edmonton City	93	115	0	8	0	327	15	303
Beaumont Town	0	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	62	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	105	118	0	8	62	327	15	303

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	422	190	3	30	49	682	226	303
Beaumont Town	3	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	6	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	0	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	0	1	164
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	6	22	0	0	62	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	459	225	3	30	111	682	227	467

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Edmonton City	375	303	35	426	15	311	425	1,040
Beaumont Town	14	12	0	0	0	0	14	12
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	4	0	0	0	0	0	4
Fort Saskatchewan City	15	12	0	2	0	0	15	14
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	43	17	0	0	0	0	43	17
Leduc County	2	2	0	0	0	0	2	2
Morinville Town	1	3	0	0	0	0	1	3
Parkland County	9	5	0	0	0	0	9	5
Spruce Grove City	23	18	0	0	0	0	23	18
St. Albert City	20	11	0	0	0	0	20	11
Stony Plain Town	3	9	0	0	0	0	3	9
Strathcona County	19	16	62	3	0	0	81	19
Sturgeon County	7	4	0	0	0	0	7	4
Remainder of the CMA	3	1	0	0	0	0	3	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	536	418	97	431	15	311	648	1,160

Table 2.5: Starts by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	1,218	1,015	292	824	229	333	1,739	2,172
Beaumont Town	40	46	0	0	0	0	40	46
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	1	4	0	0	0	0	1	4
Fort Saskatchewan City	27	31	0	4	0	0	27	35
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	72	45	0	0	0	0	72	45
Leduc County	7	9	0	0	0	0	7	9
Morinville Town	4	13	0	0	0	0	4	13
Parkland County	16	16	0	0	0	0	16	16
Spruce Grove City	59	53	0	0	0	0	59	53
St. Albert City	61	35	0	4	1	164	62	203
Stony Plain Town	13	12	0	0	0	0	13	12
Strathcona County	73	80	68	8	0	0	141	88
Sturgeon County	12	14	0	0	0	0	12	14
Remainder of the CMA	5	3	0	0	0	0	5	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,610	1,377	360	840	230	497	2,200	2,714

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	% Change
Edmonton City	230	211	82	108	82	39	28	45	422	403	4.7
Beaumont Town	25	7	4	4	0	0	0	0	29	11	163.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	1	4	0	10	0	4	0	0	1	18	-94.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	18	12	2	10	0	0	0	0	20	22	-9.1
Leduc County	4	6	2	0	0	0	0	0	6	6	0.0
Morinville Town	3	0	0	0	0	0	0	0	3	0	n/a
Parkland County	19	4	0	0	0	0	0	0	19	4	**
Spruce Grove City	12	2	14	0	12	0	0	0	38	2	**
St. Albert City	5	8	6	2	0	0	0	0	11	10	10.0
Stony Plain Town	2	2	0	0	0	0	0	0	2	2	0.0
Strathcona County	11	14	0	4	4	3	0	0	15	21	-28.6
Sturgeon County	7	8	0	0	0	0	0	0	7	8	-12.5
Remainder of the CMA	1	1	0	2	0	0	0	0	1	3	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	338	280	110	140	98	46	28	45	574	511	12.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	879	631	304	338	371	193	293	596	1,847	1,758	5.1
Beaumont Town	64	22	8	12	3	0	0	0	75	34	120.6
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	3	3	0	2	0	0	0	0	3	5	-40.0
Fort Saskatchewan City	23	13	12	14	0	4	0	0	35	31	12.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	57	30	16	14	0	7	0	0	73	51	43.1
Leduc County	11	15	4	2	0	0	0	0	15	17	-11.8
Morinville Town	13	5	4	0	0	0	0	0	17	5	**
Parkland County	47	27	0	0	0	0	0	0	47	27	74.1
Spruce Grove City	36	27	22	16	16	4	0	0	74	47	57.4
St. Albert City	33	23	16	22	0	0	0	285	49	330	-85.2
Stony Plain Town	7	10	4	2	0	0	0	66	11	78	-85.9
Strathcona County	38	38	16	16	8	3	0	0	62	57	8.8
Sturgeon County	18	22	0	0	0	0	0	0	18	22	-18.2
Remainder of the CMA	4	6	0	4	4	0	0	0	8	10	-20.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,235	874	406	442	402	211	293	947	2,336	2,474	-5.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Edmonton City	82	39	0	0	28	45	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	8	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	90	46	8	0	28	45	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	359	193	12	0	247	170	46	426
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	4	8	0	0	0	0	0
St. Albert City	0	0	0	0	0	198	0	87
Stony Plain Town	0	0	0	0	0	0	0	66
Strathcona County	8	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	382	211	20	0	247	368	46	579

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Edmonton City	362	329	60	74	0	0	422	403
Beaumont Town	29	11	0	0	0	0	29	11
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	1	18	0	0	0	0	1	18
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	22	0	0	0	0	20	22
Leduc County	6	6	0	0	0	0	6	6
Morinville Town	3	0	0	0	0	0	3	0
Parkland County	19	4	0	0	0	0	19	4
Spruce Grove City	30	2	0	0	8	0	38	2
St. Albert City	11	10	0	0	0	0	11	10
Stony Plain Town	2	2	0	0	0	0	2	2
Strathcona County	11	18	4	3	0	0	15	21
Sturgeon County	7	8	0	0	0	0	7	8
Remainder of the CMA	1	3	0	0	0	0	1	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	502	434	64	77	8	0	574	511

Table 3.5: Completions by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	1,310	1,045	479	287	58	426	1,847	1,758
Beaumont Town	75	34	0	0	0	0	75	34
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	3	5	0	0	0	0	3	5
Fort Saskatchewan City	33	31	2	0	0	0	35	31
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	73	48	0	3	0	0	73	51
Leduc County	15	17	0	0	0	0	15	17
Morinville Town	17	5	0	0	0	0	17	5
Parkland County	47	27	0	0	0	0	47	27
Spruce Grove City	62	47	4	0	8	0	74	47
St. Albert City	49	43	0	200	0	87	49	330
Stony Plain Town	11	12	0	0	0	66	11	78
Strathcona County	52	54	10	3	0	0	62	57
Sturgeon County	18	22	0	0	0	0	18	22
Remainder of the CMA	8	10	0	0	0	0	8	10
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,775	1,402	495	493	66	579	2,336	2,474

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2018	41	20.2	65	32.0	51	25.1	24	11.8	22	10.8	203	495,000	566,875
March 2017	32	16.5	74	38.1	49	25.3	17	8.8	22	11.3	194	495,000	535,909
Year-to-date 2018	135	17.5	219	28.4	197	25.5	100	13.0	121	15.7	772	515,000	590,666
Year-to-date 2017	131	21.6	194	32.0	136	22.4	60	9.9	86	14.2	607	490,000	562,841
Beaumont Town													
March 2018	4	20.0	4	20.0	8	40.0	2	10.0	2	10.0	20	530,000	516,698
March 2017	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	0	0
Year-to-date 2018	9	18.8	11	22.9	21	43.8	4	8.3	3	6.3	48	522,500	506,128
Year-to-date 2017	2	10.0	11	55.0	5	25.0	2	10.0	0	0.0	20	467,500	480,778
Calmar Town													
March 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	0
Devon Town													
March 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	0	0
Year-to-date 2017	1	25.0	0	0.0	2	50.0	0	0.0	1	25.0	4	0	0
Fort Saskatchewan City													
March 2018	1	16.7	3	50.0	1	16.7	1	16.7	0	0.0	6	0	483,370
March 2017	1	11.1	3	33.3	3	33.3	2	22.2	0	0.0	9	0	512,214
Year-to-date 2018	2	8.3	14	58.3	4	16.7	3	12.5	1	4.2	24	460,000	486,961
Year-to-date 2017	3	16.7	7	38.9	4	22.2	2	11.1	2	11.1	18	0	519,118
Gibbons Town													
March 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Leduc City													
March 2018	6	46.2	5	38.5	1	7.7	1	7.7	0	0.0	13	430,000	413,990
March 2017	11	73.3	2	13.3	1	6.7	0	0.0	1	6.7	15	350,000	396,621
Year-to-date 2018	17	42.5	18	45.0	2	5.0	1	2.5	2	5.0	40	430,000	435,327
Year-to-date 2017	19	59.4	8	25.0	4	12.5	0	0.0	1	3.1	32	365,000	402,639
Leduc County													
March 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	0	827,535
Year-to-date 2018	0	0.0	0	0.0	2	22.2	0	0.0	7	77.8	9	0	820,160
Year-to-date 2017	1	7.1	2	14.3	3	21.4	2	14.3	6	42.9	14	0	651,431
Morinville Town													
March 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	0	0
Year-to-date 2017	7	53.8	5	38.5	1	7.7	0	0.0	0	0.0	13	0	0

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	3	21.4	0	0.0	0	0.0	2	14.3	9	64.3	14	800,000	772,482
Year-to-date 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	0	0
Spruce Grove City													
March 2018	4	40.0	2	20.0	3	30.0	1	10.0	0	0.0	10	467,500	468,690
March 2017	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	442,960
Year-to-date 2018	15	45.5	8	24.2	7	21.2	3	9.1	0	0.0	33	435,000	446,610
Year-to-date 2017	3	13.6	13	59.1	5	22.7	1	4.5	0	0.0	22	0	465,064
St. Albert City													
March 2018	1	20.0	0	0.0	0	0.0	3	60.0	1	20.0	5	0	632,220
March 2017	0	0.0	3	42.9	2	28.6	1	14.3	1	14.3	7	0	577,472
Year-to-date 2018	1	3.2	6	19.4	10	32.3	9	29.0	5	16.1	31	572,500	620,542
Year-to-date 2017	0	0.0	6	33.3	5	27.8	2	11.1	5	27.8	18	0	627,608
Stony Plain Town													
March 2018	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
March 2017	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2018	5	55.6	2	22.2	0	0.0	0	0.0	2	22.2	9	0	520,386
Year-to-date 2017	2	25.0	4	50.0	1	12.5	1	12.5	0	0.0	8	0	0
Strathcona County													
March 2018	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	0	668,279
March 2017	0	0.0	4	28.6	6	42.9	1	7.1	3	21.4	14	545,000	750,886
Year-to-date 2018	0	0.0	8	19.0	18	42.9	7	16.7	9	21.4	42	535,000	626,001
Year-to-date 2017	1	4.2	5	20.8	10	41.7	2	8.3	6	25.0	24	545,000	727,636
Sturgeon County													
March 2018	2	28.6	3	42.9	1	14.3	1	14.3	0	0.0	7	0	431,429
March 2017	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	0	757,722
Year-to-date 2018	3	16.7	4	22.2	5	27.8	2	11.1	4	22.2	18	0	541,333
Year-to-date 2017	5	20.0	2	8.0	3	12.0	3	12.0	12	48.0	25	695,000	645,576
Remainder of the CMA													
March 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
March 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2018	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	0	0
Year-to-date 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
First Nations													
March 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
March 2018	61	22.0	84	30.3	68	24.5	35	12.6	29	10.5	277	495,000	550,174
March 2017	50	18.6	94	34.9	66	24.5	23	8.6	36	13.4	269	495,000	544,892
Year-to-date 2018	200	18.8	298	28.1	269	25.3	132	12.4	163	15.3	1,062	515,000	573,731
Year-to-date 2017	180	22.1	258	31.7	179	22.0	76	9.3	120	14.8	813	490,000	556,789

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2018						
Submarket	March 2018	March 2017	% Change	YTD 2018	YTD 2017	% Change
Edmonton City	566,875	535,909	5.8	590,666	562,841	4.9
Beaumont Town	516,698	-	n/a	506,128	480,778	5.3
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	483,370	512,214	-5.6	486,961	519,118	-6.2
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	413,990	396,621	4.4	435,327	402,639	8.1
Leduc County	-	827,535	n/a	820,160	651,431	25.9
Morinville Town	-	-	n/a	-	-	n/a
Parkland County	-	-	n/a	772,482	-	n/a
Spruce Grove City	468,690	442,960	5.8	446,610	465,064	-4.0
St. Albert City	632,220	577,472	9.5	620,542	627,608	-1.1
Stony Plain Town	-	-	n/a	520,386	-	n/a
Strathcona County	668,279	750,886	-11.0	626,001	727,636	-14.0
Sturgeon County	431,429	757,722	-43.1	541,333	645,576	-16.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	550,174	544,892	1.0	573,731	556,789	3.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

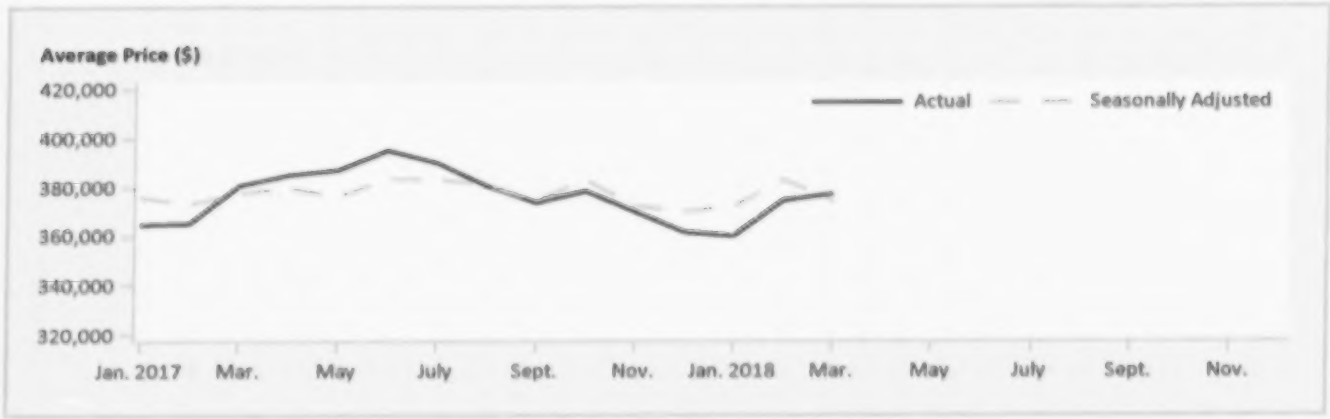


Figure 5.2: MLS® Residential Sales for Edmonton

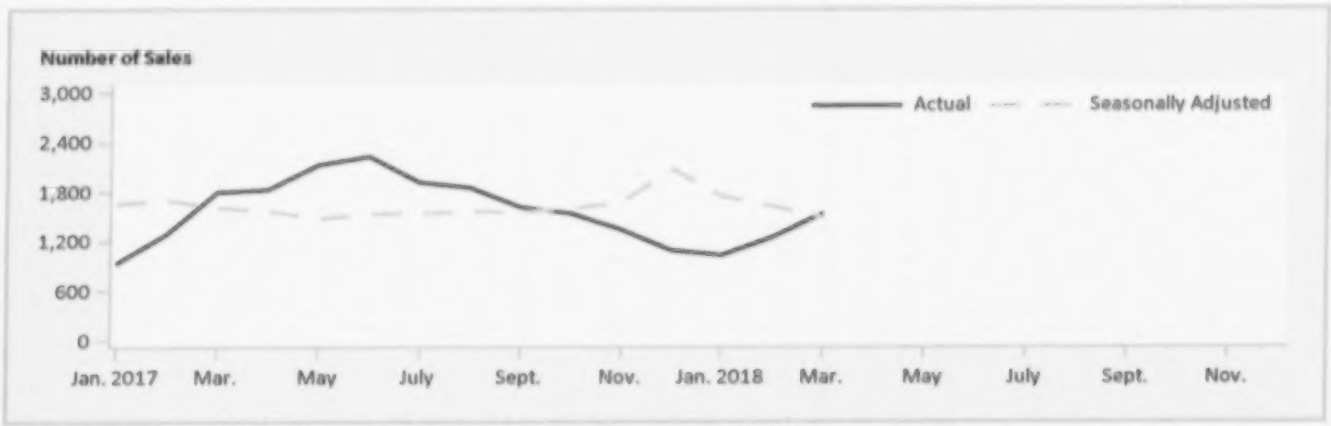
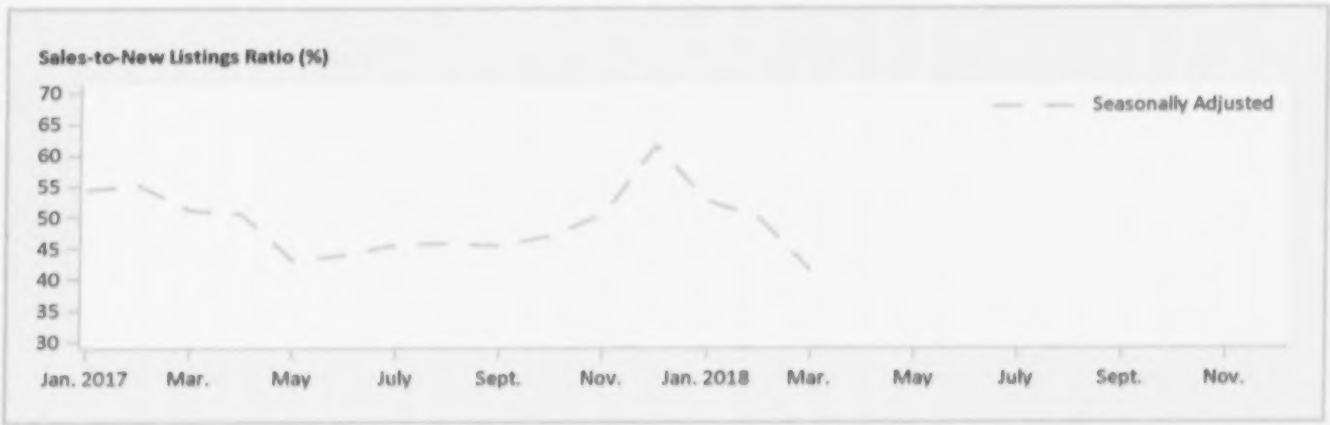


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
March 2018

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.0	136.9	749	8.2	72.3	1,121
	February	561	3.14	4.64	100.2	136.6	752	8.4	72.7	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.5	73.2	1,090
	April	561	3.14	4.64	100.0	137.3	762	8.2	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	766	8.0	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	8.1	73.0	1,098
	July	573	3.14	4.84	99.8	136.8	760	8.4	72.9	1,115
	August	573	3.14	4.84	99.9	137.1	762	8.6	73.2	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.2	73.0	1,161
	October	581	3.24	4.99	99.8	137.5	771	7.8	73.2	1,168
	November	581	3.24	4.99	100.0	138.5	772	7.4	72.9	1,166
	December	581	3.24	4.99	99.9	137.6	774	7.2	72.8	1,163
2018	January	590	3.34	5.14	99.8	139.0	769	7.2	72.2	1,159
	February	590	3.34	5.14	99.6	139.8	764	6.9	71.4	1,156
	March	590	3.34	5.14		140.0	762	6.7	71.0	1,149
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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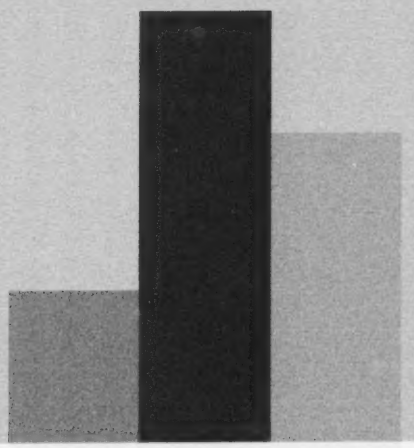

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